




Chesterfield County, Virginia

Memorandum

DATE: FEBRUARY 2, 2004

TO: CHESTERFIELD COUNTY PLANNING COMMISSION

FROM: THOMAS E. JACOBSON, DIRECTOR OF PLANNING 

SUBJECT: ETTRICK VILLAGE PLAN AND MATOACA VILLAGE PLAN INITIATIVES
- A ZONING ORDINANCE AMENDMENT TO ALLOW SINGLE-FAMILY
DWELLINGS IN 'O' AND 'C' DISTRICTS AS USES PERMITTED WITH
CERTAIN RESTRICTIONS WITHIN THE ETTRICK VILLAGE CORE AND
MATOACA VILLAGE CORE VILLAGE COMMERCIAL AREAS

Please find attached this ordinance amendment, which you have scheduled for review and public input at your February 17, 2004, zoning session. The attached ordinance amendment differs from the version you reviewed at your work session in January. It now recommends that single-family dwellings be permitted as uses with certain restrictions, and not as uses permitted by right. This change is recommended to address questions that have been raised about the non-conforming status of existing dwellings relative to development standards, as well as what development standards should apply to new dwellings.

This ordinance amendment is part of the on-going implementation strategies for the Matoaca Village Plan (adopted 11/12/03), and the Ettrick Village Plan (adopted 1/14/04).

If you have any questions or concerns, please feel free to call Jimmy Bowling, project manager, at 748-1086.

Attachments

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Zoning Ordinance Amendment:

Allow single-family dwellings in 'O' and 'C' Districts as uses permitted with certain restrictions within the Ettrick Village Core and Matoaca Village Core village commercial areas

The recently adopted Matoaca Village Plan, as well as the recently adopted Ettrick Village Plan, identify the Matoaca and Ettrick Village Cores as traditional centers of the surrounding communities, each having a cohesive mix of existing residential, civic, religious, and commercial uses arranged along a main street and intersecting streets. Each Village Core, and in particular the village commercial area within the Core, possesses a unique character that has evolved over time, reflecting the community's economic, social and cultural heritage, and is defined by the mix of activities that take place there. As a consequence, in each of these villages, a viable mixed-use environment exists within the Village Core village commercial area, with single-family dwellings interspersed among, and in proximity to, commercial development and civic uses. This condition has existed for well over a hundred years, with no known detriment to the livability of either village.

In some instances, existing dwellings within these Village Core village commercial areas were rezoned to commercial classifications (often without the property owner's knowledge or consent) through past countywide zoning initiatives, and are now classified by the zoning ordinance as non-conforming uses. This non-conforming status prevents the owners of some single-family dwellings from expanding their residential use (additions of rooms and decks, etc.). Given that the Village Core concept embraces the mix of uses that have evolved over time within the county's villages, single-family dwellings should be allowed as restricted uses in office and commercial districts within Village Core village commercial areas.

The following amendment to the Zoning Ordinance would allow single-family dwellings as restricted uses in office and commercial districts within the Matoaca Village Core and Ettrick Village Core village commercial areas. The restrictions would limit such dwellings to the village commercial area, would prescribe a minimum lot area and width for each dwelling, and would require the minimum setbacks and architectural treatment applicable to new office and commercial development to ensure compatibility with the existing pattern of development within the area. However, such dwellings would be exempt from other requirements for office and commercial uses, such as required lighting standards, screening of mechanical equipment and buffering. The allowance would pyramid from O-1 to O-2, and from C-1 through C-5.

It should be noted that properties within the Matoaca and Ettrick Village Core village commercial areas are currently zoned for a mix of residential, office and commercial uses. These Plans support additional commercial zoning within the Village Core village commercial areas, most likely C-2.

The zoning ordinance currently allows single-family dwellings as permitted uses by right in commercial districts within the Ettrick Business Core. This amendment would make such dwellings restricted uses, subject to the restrictions noted above and specified in the amendment below. This change is recommended to promote consistency of regulation within Village Cores, to ensure that new dwellings have a minimum lot area and lot width consistent with single-family dwelling standards used throughout the county, to exclude single-family dwellings from having to comply with office and commercial standards such as lighting standards, screening of mechanical equipment and buffering, and to promote and enhance the existing pattern of development within the village.

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY
OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING
AND RE-ENACTING SECTIONS 19-131 AND 19-144 OF THE ZONING ORDINANCE
RELATING TO SINGLE FAMILY DWELLINGS IN O AND C DISTRICTS
IN THE ETTRICK VILLAGE CORE AND MATOACA VILLAGE CORE

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Sections 19-131 and 19-144 of the Code of the County of Chesterfield, 1997, as amended, are amended and re-enacted to read as follows:*

DIVISION 16. O-1 NEIGHBORHOOD OFFICE DISTRICT

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Sec. 19-131. Uses permitted with certain restrictions.

The following uses shall be permitted in the O-1 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to section 19-13:

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(i) Single-family dwellings, provided that:

- (1) The dwellings are located in the Ettrick Village Core and Matoaca Village Core village commercial areas.
- (2) The dwellings are located on lots of not less than 7,000 square feet in area and not less than 50 feet in width.

These dwellings shall be exempt from Division 3, Development Requirements – Office, Commercial and Industrial, except for setback requirements, and except for architectural treatment (section 19-611).

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DIVISION 18. C-1 CONVENIENCE BUSINESS DISTRICT

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Sec. 19-144. Permitted uses by right.

Within any C-1 District, no buildings, structures or premises shall be used, arranged or designed to be used except for one or more of the following uses:

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~~(m) — Dwellings, single family within the Ettrick Village Core.~~

~~(n)~~ (m) Florist shop.

~~(o)~~ (n) Grocery store.

~~(p)~~ (o) Hardware store.

~~(q)~~ (p) Nursery schools and child or adult care centers and kindergartens.

~~(r)~~ (q) Offices.

~~(s)~~ (r) Restaurants, not including fast food or carry-out restaurants.

~~(t)~~ (s) Shoe repair shop.

~~(u)~~ (t) Shopping centers.

~~(v)~~ (u) Tailoring and dressmaking shops.

~~(w)~~ (v) Massage clinics.

~~(x)~~ (w) Underground utility uses when such uses are located in easements or in public road rights-of-way, except as provided in section 19-145(a).

~~(y)~~ (x) Video rental and sales store.

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(2) *That this ordinance shall become effective immediately upon adoption.*